

PROFITS IN POINT GREY LOTS

TO show the profits that have been made in Point Grey Lots by some of our clients we give below the history of a few transactions:

In February, 1909, we purchased a portion of Block 150, D. L. 540, on Tenth Avenue, and sold inside lots at \$450. Before July, 1910, some of these had been resold at \$2,000, showing a profit of 344 per cent.

In December, 1909, we bought subdivision 1 of Block 21, D. L. 139, and sold lots on Sixteenth Avenue at \$800, the cash payment being \$200. In one month's time the same lots were being sold at \$1,000, which showed a profit of 100 per cent. on the cash payment.

Last October we sold lots on Eleventh Avenue, in Block 176, D. L. 540, at \$800 each. Before Christmas, some of these had been turned over at \$900 each.

These are only a few instances; we could give many other similar ones. We are quite willing to verify the above statements for anyone.

In most cases we sold the property while it was still "in the rough," and before streets were opened, the purchasers being able to reap the benefits of municipal and other improvements which were afterwards made.

History repeats itself, and just as surely as profits were made by previous buyers, so will you be able to do the same.

We do not need to enlarge again upon the many improvements to be made in Point Grey, but simply to state that they include a far greater expenditure of money than any time since we have been handling property in that district.

At the present time we are selling lots in Point Grey on the high ground between Thirteenth and Twenty-third Avenues, at prices from \$650 to \$1,250, according to their location on important streets, or their proximity to car-lines.

The terms are the easiest possible,—being one-fourth cash, and the balance in six, twelve, eighteen and twenty-four months.

Our control of over 400 lots, purchased from the Government, makes it possible for us to give you the advantage of such easy terms.

See us for further information, maps, etc., which we will gladly furnish, or write us for literature. If you live out of town we will choose your lots for you from the best of those remaining unsold upon receipt of your order.

References: Dominion Bank at Vancouver

Alvo von Alvensleben, Limited

Real Estate and Financial Brokers

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